

**Fill in this information to identify your case:**

United States Bankruptcy Court for the:

EASTERN DISTRICT OF NEW YORK

Case number (if known) \_\_\_\_\_ Chapter 11☐ Check if this an amended filing**Official Form 201****Voluntary Petition for Non-Individuals Filing for Bankruptcy**

06/24

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and the case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name ONE15 Brooklyn Marina, LLC

2. All other names debtor used in the last 8 years

Include any assumed names, trade names and *doing business as* names

3. Debtor's federal Employer Identification Number (EIN) 46-4241114

4. Debtor's address Principal place of business

159 Bridge Park Drive  
Brooklyn, NY 11201

Number, Street, City, State &amp; ZIP Code

Kings  
County

Mailing address, if different from principal place of business

P.O. Box, Number, Street, City, State & ZIP Code

Location of principal assets, if different from principal place of business

Number, Street, City, State & ZIP Code5. Debtor's website (URL) www.one15brooklynmarina.com

6. Type of debtor

☒ Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))☐ Partnership (excluding LLP)☐ Other. Specify: \_\_\_\_\_

Debtor ONE15 Brooklyn Marina, LLC  
Name

Case number (if known) \_\_\_\_\_

**7. Describe debtor's business****A. Check one:**

- ☐ Health Care Business (as defined in 11 U.S.C. § 101(27A))
- ☐ Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
- ☐ Railroad (as defined in 11 U.S.C. § 101(44))
- ☐ Stockbroker (as defined in 11 U.S.C. § 101(53A))
- ☐ Commodity Broker (as defined in 11 U.S.C. § 101(6))
- ☐ Clearing Bank (as defined in 11 U.S.C. § 781(3))
- ☒ None of the above

**B. Check all that apply**

- ☐ Tax-exempt entity (as described in 26 U.S.C. § 501)
- ☐ Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. § 80a-3)
- ☐ Investment advisor (as defined in 15 U.S.C. § 80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor. See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.

4883**8. Under which chapter of the Bankruptcy Code is the debtor filing?****Check one:**

- ☐ Chapter 7
- ☐ Chapter 9

☒ Chapter 11. **Check all that apply:**

- ☒ Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$3,024,725 (amount subject to adjustment on 4/01/25 and every 3 years after that).
- ☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). If the debtor is a small business debtor, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if all of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- ☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D), and it chooses to proceed under Subchapter V of Chapter 11.
- ☐ A plan is being filed with this petition.
- ☐ Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
- ☐ The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the *Attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11* (Official Form 201A) with this form.
- ☐ The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

☐ Chapter 12**9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?**

- ☒ No.
- ☐ Yes.

If more than 2 cases, attach a separate list.

District	_____	When	_____	Case number	_____
District	_____	When	_____	Case number	_____

**10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?**

- ☐ No
- ☒ Yes.

List all cases. If more than 1, attach a separate list

Debtor	<u>See Attachment</u>	Relationship	_____
District	_____	Case number, if known	_____

Debtor ONE15 Brooklyn Marina, LLC  
Name

Case number (if known) \_\_\_\_\_

**11. Why is the case filed in this district?***Check all that apply:*

- ☒ Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.
- ☐ A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

**12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?**☒ No☐ Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.**Why does the property need immediate attention? (Check all that apply.)**☐ It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.

What is the hazard? \_\_\_\_\_

☐ It needs to be physically secured or protected from the weather.☐ It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).☐ Other \_\_\_\_\_**Where is the property?** \_\_\_\_\_

Number, Street, City, State &amp; ZIP Code

**Is the property insured?**☐ No☐ Yes. Insurance agency \_\_\_\_\_

Contact name \_\_\_\_\_

Phone \_\_\_\_\_

**Statistical and administrative information****13. Debtor's estimation of available funds***Check one:*

- ☒ Funds will be available for distribution to unsecured creditors.
- ☐ After any administrative expenses are paid, no funds will be available to unsecured creditors.

**14. Estimated number of creditors**☒ 1-49☐ 50-99☐ 100-199☐ 200-999☐ 1,000-5,000☐ 5001-10,000☐ 10,001-25,000☐ 25,001-50,000☐ 50,001-100,000☐ More than 100,000**15. Estimated Assets**☒ \$0 - \$50,000☐ \$50,001 - \$100,000☐ \$100,001 - \$500,000☐ \$500,001 - \$1 million☐ \$1,000,001 - \$10 million☐ \$10,000,001 - \$50 million☐ \$50,000,001 - \$100 million☐ \$100,000,001 - \$500 million☐ \$500,000,001 - \$1 billion☐ \$1,000,000,001 - \$10 billion☐ \$10,000,000,001 - \$50 billion☐ More than \$50 billion**16. Estimated liabilities**☐ \$0 - \$50,000☐ \$50,001 - \$100,000☐ \$100,001 - \$500,000☒ \$500,001 - \$1 million☐ \$1,000,001 - \$10 million☐ \$10,000,001 - \$50 million☐ \$50,000,001 - \$100 million☐ \$100,000,001 - \$500 million☐ \$500,000,001 - \$1 billion☐ \$1,000,000,001 - \$10 billion☐ \$10,000,000,001 - \$50 billion☐ More than \$50 billion

Debtor ONE15 Brooklyn Marina, LLC  
Name

Case number (if known) \_\_\_\_\_

**Request for Relief, Declaration, and Signatures****WARNING** -- Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.**17. Declaration and signature  
of authorized  
representative of debtor**

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on September 26, 2024  
MM / DD / YYYY**X** /s/ Estelle Lau  
Signature of authorized representative of debtorEstelle Lau  
Printed nameTitle CEO**18. Signature of attorney****X** /s/ Dawn Kirby  
Signature of attorney for debtorDate September 26, 2024  
MM / DD / YYYYDawn Kirby  
Printed nameKirby Aisner & Curley LLP  
Firm name700 Post Road  
Suite 237  
Scarsdale, NY 10583  
Number, Street, City, State & ZIP CodeContact phone (914) 401-9500 Email address dkirby@kacllp.com2733004 NY  
Bar number and State

Debtor ONE15 Brooklyn Marina, LLC Case number (if known) \_\_\_\_\_  
 Name

**Fill in this information to identify your case:**

United States Bankruptcy Court for the:

EASTERN DISTRICT OF NEW YORK

Case number (if known) \_\_\_\_\_ Chapter 11

☐ Check if this an amended filing

**FORM 201. VOLUNTARY PETITION**  
**Pending Bankruptcy Cases Attachment**

Debtor	<u>One Edge Marina Finance Company, LLC</u>	Relationship to you	<u>Affiliate</u>
District	<u>EDNY</u>	When <u>9/26/24</u>	Case number, if known <u>24-44027</u>
Debtor	<u>ONE15 Brooklyn Sail Club, LLC</u>	Relationship to you	<u>Affiliate</u>
District	<u>EDNY</u>	When _____	Case number, if known <u>24-</u>
Debtor	<u>ONE15 Restaurant LLC</u>	Relationship to you	<u>Affiliate</u>
District	<u>EDNY</u>	When _____	Case number, if known <u>24-</u>

**Fill in this information to identify the case:**Debtor name ONE15 Brooklyn Marina, LLCUnited States Bankruptcy Court for the: EASTERN DISTRICT OF NEW YORK

Case number (if known) \_\_\_\_\_

☐ Check if this is an amended filing**Official Form 202****Declaration Under Penalty of Perjury for Non-Individual Debtors**

12/15

An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

**WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.**

**Declaration and signature**

I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct:

- ☐ *Schedule A/B: Assets—Real and Personal Property* (Official Form 206A/B)
- ☐ *Schedule D: Creditors Who Have Claims Secured by Property* (Official Form 206D)
- ☐ *Schedule E/F: Creditors Who Have Unsecured Claims* (Official Form 206E/F)
- ☐ *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G)
- ☐ *Schedule H: Codebtors* (Official Form 206H)
- ☐ *Summary of Assets and Liabilities for Non-Individuals* (Official Form 206Sum)
- ☐ Amended Schedule \_\_\_\_\_
- ☐ Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders (Official Form 204)
- ☐ Other document that requires a declaration \_\_\_\_\_

I declare under penalty of perjury that the foregoing is true and correct.

Executed on September 26, 2024**X** /s/ Estelle Lau

Signature of individual signing on behalf of debtor

Estelle Lau

Printed name

CEO

Position or relationship to debtor

**Fill in this information to identify the case:**Debtor name ONE15 Brooklyn Marina, LLCUnited States Bankruptcy Court for the: EASTERN DISTRICT OF NEW YORK

Case number (if known): \_\_\_\_\_

☐ Check if this is an  
amended filing**Official Form 204****Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders****12/15**

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
ASE HVAC, Inc. 65-31 Grand Ave Maspeth, NY 11378						\$2,604.57
Brooklyn Bridge Park Corporation 334 Furman Street Brooklyn, NY 11201		Rent Arrears				\$515,901.12
Chase Credit Card P.O. Box 15298 Wilmington, DE 19850		Credit Card				\$33,532.00
HUB International Limited 100 Sunnyside Blvd Woodbury, NY 11797						\$14,465.25
Russell Raykin 31275 Conleys Chapel Road Lewes, DE 19958						\$1,878.00
Scientific Electric Co. Inc. 1475 East 222nd Street Bronx, NY 10469						\$32,795.07
Sound Marine Construction and Salvage One Van Houten Street Nyack, NY 10960						\$6,581.23
The Kayak Foundation 349 Degraw Street #3 Brooklyn, NY 11231						\$5,000.00
TMS-Waterfront 1 Van Houten Street Nyack, NY 10960						\$19,520.55

Debtor ONE15 Brooklyn Marina, LLC  
Name

Case number (if known) \_\_\_\_\_

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Wildenberg & Chan CPA's PLLC 1884 Wantagh Avenue Wantagh, NY 11793						\$24,750.00



**United States Bankruptcy Court  
Eastern District of New York**

In		
re	<u>ONE15 Brooklyn Marina, LLC</u>	Case No. <u>24-</u>
	Debtor(s)	Chapter <u>11</u>

**STATEMENT REGARDING AUTHORITY TO SIGN AND FILE PETITION**

I, Estelle Lau, declare under penalty of perjury that I am the CEO of ONE15 Brooklyn Marina, LLC, and that the following is a true and correct copy of the resolutions adopted by the Board of Directors of said company at a special meeting duly called and held on the 24th day of September, 2024.

"Whereas, it is in the best interest of this company to file a voluntary petition in the United States Bankruptcy Court pursuant to Chapter 11 of Title 11 of the United States Code;

Be It Therefore Resolved, that Estelle Lau, CEO of this company, is authorized and directed to execute and deliver all documents necessary to perfect the filing of a chapter 11 voluntary bankruptcy case on behalf of the company; and

Be It Further Resolved, that Estelle Lau, CEO of this company is authorized and directed to appear in all bankruptcy proceedings on behalf of the company, and to otherwise do and perform all acts and deeds and to execute and deliver all necessary documents on behalf of the company in connection with such bankruptcy case, and

Be It Further Resolved, that Estelle Lau, CEO of this company is authorized and directed to employ Dawn Kirby, attorney and the law firm of Kirby Aisner & Curley LLP to represent the company in such bankruptcy case."

Date September 25, 2024

Signed /s/ Estelle Lau  
Estelle Lau, CEO

Resolution of Board of Directors  
of  
ONE15 Brooklyn Marina, LLC

Whereas, it is in the best interest of this company to file a voluntary petition in the the United States Bankruptcy Court pursuant to Chapter 11 of Title 11 of the United States Code;

Be It Therefore Resolved, that Estelle Lau, CEO of this company, is authorized and directed to execute and deliver all documents necessary to perfect the filing of a chapter 11 voluntary bankruptcy case on behalf of the company; and

Be It Further Resolved, that Estelle Lau, CEO of this company is authorized and directed to appear in all bankruptcy proceedings on behalf of the company, and to otherwise do and perform all acts and deeds and to execute and deliver all necessary documents on behalf of the company in connection with such bankruptcy case, and

Be It Further Resolved, that Estelle Lau, CEO of this company is authorized and directed to employ Dawn Kirby, attorney and the law firm of Kirby Aisner & Curley LLP to represent the company in such bankruptcy case.

Date September 25, 2024

Signed /s/ Estelle Lau  
Estelle Lau, CEO

**United States Bankruptcy Court  
Eastern District of New York**

In re ONE15 Brooklyn Marina, LLCDebtor(s)

Case No. \_\_\_\_\_

Chapter 11

**VERIFICATION OF CREDITOR MATRIX**

The above named debtor(s) or attorney for the debtor(s) hereby verify that the attached matrix (list of creditors) is true and correct to the best of their knowledge.

Date: September 26, 2024/s/ Estelle Lau

Estelle Lau/CEO

Signer/Title

Date: September 26, 2024/s/ Dawn Kirby

Signature of Attorney

Dawn Kirby

Kirby Aisner &amp; Curley LLP

700 Post Road

Suite 237

Scarsdale, NY 10583

(914) 401-9500 Fax:

ASE HVAC, Inc.  
65-31 Grand Ave  
Maspeth, NY 11378

Brooklyn Bridge Park Corporation  
334 Furman Street  
Brooklyn, NY 11201

Chase Credit Card  
P.O. Box 15298  
Wilmington, DE 19850

Estelle Lau  
159 Bridge Park Drive  
Brooklyn, NY 11201

First Insurance Funding  
450 Skokie Blvd., Ste. 1000  
Northbrook, IL 60062

HUB International Limited  
100 Sunnyside Blvd  
Woodbury, NY 11797

Internal Revenue Service  
Centralized Insolvency Operations  
PO Box 7346  
Philadelphia, PA 19101-7346

NYC Corporation Counsel  
Attn: Bankruptcy Dept.  
100 Church Street, RM 5-240  
New York, NY 10007

NYC Dept. of Finance  
345 Adams Street, 3rd Floor  
Brooklyn, NY 11201

NYS Dept. of Taxation & Finance  
Bankruptcy/ Special Procedures Section  
PO Box 5300  
Albany, NY 12205-0300

Office of the United States Trustee  
One Bowling Green  
New York, NY 10004-1408

Russell Raykin  
31275 Conleys Chapel Road  
Lewes, DE 19958

Scientfic Electric Co. Inc.  
1475 East 222nd Street  
Bronx, NY 10469

Sound Marine Construction and Salvage  
One Van Houten Street  
Nyack, NY 10960

The Kayak Foundation  
349 Degraw Street #3  
Brooklyn, NY 11231

TMS-Waterfront  
1 Van Houten Street  
Nyack, NY 10960

Wildenberg & Chan CPA's PLLC  
1884 Wantagh Avenue  
Wantagh, NY 11793